

**DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE
GREENVILLE REDEVELOPMENT COMMISSION**

April 3, 2007
Greenville, NC

The Greenville Redevelopment Commission held a meeting at 5:30 p.m. in the third floor City Council Chambers of City Hall at 200 Martin Luther King, Jr. Drive.

COMMISSION MEMBERS PRESENT:

Minnie Anderson, Chair	Dennis Mitchell
Max Joyner, Jr.	Robert Thompson
Britt Laughinghouse	

COMMISSION MEMBERS ABSENT:

Don Edwards, Vice-Chair	Melissa Hill
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STAFF MEMBERS PRESENT: Wayne Bowers, City Manager; Sandy Gale Edmundson, Secretary; Merrill Flood, Director of Community Development; Harry Hamilton, Chief Planner; Patrick House, GIS Technician; Thom Moton, Assistant City Manager; Carl Rees, Urban Development Planner; and Tom Wisemiller, Planner I

OTHERS PRESENT: Steven Kirkman and Marcia Stalling

APPROVAL OF APRIL 3, 2007 AGENDA: APPROVED

Motion was made by Mr. Robert Thompson and seconded by Mr. Dennis Mitchell to approve the amended April 3, 2007 agenda to add Jarvis Church to the agenda. Motion carried unanimously.

APPROVAL OF MINUTES OF MARCH 6, 2007: APPROVED

Motion was made by Mr. Robert Thompson and seconded by Mr. Dennis Mitchell to approve the March 6, 2007 minutes. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There were no public comments.

NEGOTIATIONS WITH JARVIS CHURCH:

Mr. Bowers gave a briefing on the Jarvis Church Project that will go before City Council at their meeting on Thursday, April 12, 2007. This project has been in negotiations for several years. An overview is being presented to the Commission, since this project will

have an impact on the Center City Revitalization area. There will be exchanges of properties and road relocations. The Redevelopment Commission was involved two years ago with trying to acquire the Taft Furniture Property in order to make our City property on Sixth and Evans Streets a better suited space for a potential parking garage in the future. Those negotiations were not successful, so the City did not acquire the Taft Furniture Property, so Jarvis Church purchased it. The Church called the City to find out if the City could still meet its objective of trying to add to the property that the City already has in order to make it better suited for parking. The Church wants to expand their facility and they are concerned about the parking for the future. On Tract A, the City will be acquiring part of the Taft Furniture Property from the Church. The acquisition cost of that is \$777,680.00 based on the fact that the Church paid \$1,250,000.00 for the Taft Furniture Property. Total square footage was 28,191 square feet with the City purchasing 17,539 square feet. On Tract B, the City will acquire a piece of property for parking for the library or for future expansion of the library. Right now the library has little parking that the library controls. The parking that the library uses is owned by the Church, and there is a lease agreement, so the library pays to use the parking. Based on the appraisal, the City will purchase Tract B at \$35.00 per square foot plus \$2,200.00 per improved parking space. There are a total of 11,241 square feet and 14 parking spaces for a total of \$424,235.00 to acquire this tract. Tract C is a continuation of the parking that is owned by the Church. Tract C will have a covenant on it that the library may not build on it and it will be used for parking. Parking that can be used by the Church on Sundays and for funerals, weddings and special events. Based on the appraisal, the price to acquire the tract is \$496,865.00. Behind the Humber House, the property is currently used for City employee parking and visitor parking for the Municipal Building, this property would be deeded from the City to the Church. The appraised value is \$345,225.00. This would allow the Church to expand as indicated on the screen as the proposed expansion. There would be parking for the Church, the Library and parking for the public that could be a potential site for a proposed parking garage. The City would demolish the existing Taft Building. The City would initiate but not commit to this, because the City would have to start the public hearing process, but we would commit to start the process to close the existing Dickinson Avenue, Washington and Sixth Streets and then construct a new relocated Sixth Street that would facilitate the parking via a two lane road that would separate the Library from the Church property but continue the connection from Dickinson to Evans. There will be utility relocations. The City and the Church would split the cost of \$400,000 a piece to do the site work and the utility relocation. The overall property transactions would be the Church would acquire Lot D, and the City would acquire Tracts A, B and C for the City to pay a total of \$1,300,000.00 to the Church. The advantages for the City to this project would be:

1. Sheppard Memorial Library would be able to obtain dedicated parking and a potential site for future expansion of the library.
2. According to architects and engineers, the City would acquire a tract that would make a perfect size for a parking deck and a perfect layout that could be of

substantial savings to the City by having a site of that size and configuration.

3. This project has the advantage of consolidating the Church's property on this side of the road allowing the Church to expand and attach the building to the existing facilities without crossing the street. Keeping a major institution like a Church downtown is a positive for the City. The Church tends to bring people downtown.
4. It retains the connection from the Dickinson Avenue area to Evans Street which is important as the Dickinson Avenue area is revitalized.

Mr. Thompson: Does the Commission need to take any action?

Mr. Bowers: No, this is for informational purposes only.

CONSIDERATION OF TEXT AMENDMENT: GREENVILLE ZONING ORDINANCE

Mr. Hamilton: This is a staff proposed amendment to the Table of Uses that will impact the downtown area specifically the Central Business District. The consideration schedule is to go before the Planning and Zoning Commission on April 17, 2007 and before City Council on May 10, 2007. Because it does impact downtown, Staff is asking for the Commission's recommendation to pass on to the Planning and Zoning Commission and to City Council. The City has experienced a great deal of residential development over the past 10 – 15 years. In 2006, 831 permits were issued for multifamily units and in 2007, 352 permits were issued for multifamily units. Since 1990, almost 13,500 permits have been issued for multifamily units. There has been significant growth in the multifamily area in Greenville's jurisdiction. Title 9, Chapter 4, Article E, Section 9-4-86 of the City Code, is hereby amended to include a new subsection "(mm)" entitled "Dormitory development within the CD district," to read as follows:

(mm) Dormitory development within the CD district.

- (1) Minimum habitable (mechanically conditioned) floor area per each bedroom: Two hundred (200) square feet. For purposes of this requirement, the term "floor area" shall include private living spaces and any connected common living spaces associated with the subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor requirement of any other bedroom.
- (2) Minimum lot area: None
- (3) Minimum lot width: None
- (4) Minimum street, side and rear yard setbacks: None

- (5) Minimum parking requirement: One-half (0.5) space per bedroom.
- (6) Parking location requirements: Each required parking space shall be located within eight hundred (800) feet of the use it is intended to serve, as measured with and along an improved pedestrian path from the most distant parking space to the building entrance. Remote parking facilities shall be in accordance with the applicable provisions of Article O, Parking.
- (7) All off-street parking areas designed for three (3) or more spaces shall be in accordance with Article O.
- (8) Preservation design: In order to protect the architectural integrity of existing buildings with the CD zoning district, and in so doing to preserve the continuity of scale and design within those areas, the following requirements shall be met:
 - (a) All slip covers previously applied to the façade of existing buildings shall be removed.
 - (b) All canopies, except for those made of canvas shall be removed from the façade.
 - (c) Where evidence exists of original windows and door openings subsequently enclosed, such windows and doors shall be reopened in an operable manner and in a style in keeping with the building. Where other unique architectural features remain, including cornices, mid-cornices and window surrounds, they shall be repaired and/or replaced with elements of like design.
 - (d) Nothing in this subsection shall supersede applicable North Carolina State Building Code requirements.
- (9) Maximum residential occupancy limits:
 - (a) Residential occupancy within dormitory units shall be limited to one (1) bed per each bedroom and one (1) person per each bedroom.
 - (b) Residential occupancy within dwelling units shall be limited to one (1) family (not more than 3 unrelated persons) per each dwelling unit.
- (10) Signage: All signs shall be erected in accordance with Article N of this chapter, but in no event shall a sign be mounted over existing windows, doors or other architectural features described in 8(c) above.
- (11) Residential and nonresidential uses allowed.
 - (a) Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.

Mr. Hamilton: These standards would apply within the expanded CD district.

Mr. Thompson: This would allow for some of those units that might have four bedrooms.

Mr. Hamilton: Under these standards, there could be four or more bedrooms, because a traditional dorm could be built in the downtown area like on campus.

Mr. Joyner: There is already a parking shortage in downtown, so wouldn't this make the problem worse?

Mr. Hamilton: The developer would have to provide one half (0.5) space per bedroom and each required parking space shall be located within eight hundred (800) feet of the use it is intended to serve.

Mr. Joyner: I have some rental property in Greenville and one of the concerns is the bedroom law. More than three unrelated people should be allowed to live in five bedroom houses.

Motion was made by Mr. Robert Thompson to accept the Text Amendment to the Greenville Zoning Ordinance for "Dormitory development."

Mr. Joyner: I would like for the Commission to look into this amendment further and come back to the May 1, 2007 Commission meeting with a recommendation.

Mr. Hamilton: The Commission would not meet the date of the Planning and Zoning Commission with a recommendation, but the Commission would meet the date of the City Council meeting with a recommendation.

Mr. Joyner: I would like to talk with some folks that this might impact.

Mr. Hamilton: The City's long term goal is to have more housing downtown. The recommendation of the current Comprehensive Plan encourages development downtown and this encourages that.

Mr. Thompson decided to withdraw his motion.

Motion was made by Mr. Max Joyner, Jr. and seconded by Mr. Robert Thompson to hold over the Text Amendment to the Greenville Zoning Ordinance for "Dormitory development" until the Commission's May 1, 2007 meeting. Motion carried unanimously.

CONSIDERATION OF THE 2007 – 2008 ANNUAL WORK PLAN

Mr. Rees: On March 6, 2007, I went over the 2007 – 2008 Annual Work Plan. Tonight the Commission is being asked to adopt the work plan. With approval of the work plan, a budget will be completed for the 2007 – 2008 Fiscal Year. This budget will require the Commission's approval at the May 1, 2007 meeting. The 2007 – 2008 Annual Work Plan and Budget will then be submitted to City Council at their May meeting.

Motion was made by Mr. Dennis Mitchell and seconded by Mr. Max Joyner, Jr. to adopt the 2007 – 2008 Annual Work Plan. Motion carried unanimously.

UPDATE ON BUSINESS INCUBATOR SITE VISITS

Mr. Wisemiller gave an update on business incubators.

Background: Small Business Incubators

- Business incubators provide business support services and resources to entrepreneurial companies, helping them survive and grow during the vulnerable start-up period.
- Types of Business Incubators:
 - 37 percent focus on technology
 - 7 percent serve manufacturing firms
 - 6 percent focus on service businesses
 - 3 percent concentrate on community-revitalization projects
- Economic Benefits
 - Incubator grads create jobs, revitalize neighborhoods and commercialize new technologies
 - Generate "spin off" jobs in the community/region
 - Reduce rate of small business failures
 - Enhance local tax revenue
 - 84 percent of incubator graduates stay in their communities
- What makes a business incubator successful?
 - Need effective feasibility study to determine whether the proposed project has a solid market, sound financial base, strong community support
 - Partner and share management with Small Business Development Centers to avoid duplicating business assistance services
 - Structuring for financial sustainability

- Recruiting and appropriately compensating management with company-growing skills
- Building effective board of directors
- Placing the greatest emphasis on client assistance

Mr. Wisemiller: On March 1, 2007, a site visit was made to UDI Business and Resource Center in Durham, North Carolina. The type of incubator was for disadvantaged, low-asset entrepreneurs; minority contractors. The second site visit was made to the NC Arts Incubator in Siler City, North Carolina. This type of incubator was for community-based arts incubator; urban revitalization through arts. On March 8, 2007, a site visit was made to Midway Business Center in Chapel Hill, North Carolina. The type of incubator was for low/moderate income especially women and minorities. The second site visit was made to Raleigh Business and Technology Center in Raleigh, NC. This type of incubator was for management, marketing, finance, minority contractors.

The Next Steps

- Preliminary Feasibility Analysis
- Site Acquisition
- Golden Leaf Grant?
- Additional Feasibility and Due Diligence
- Program Design
- Program Implementation

Mr. Mitchell: Would the City run the incubator or would a nonprofit organization?

Mr. Rees: This would have to be looked at in a feasibility study to break down the advantages of whether a City or a nonprofit organization would run the incubator.

DISCUSSION OF NEW MEETING LOCATION

Mr. Rees told the Commission that a new meeting location needed to be selected by the Commission, since the Community Development Department moved from the Bank of America Building into the Municipal Building.

After a tour of the room, the Commission decided to meet in the City Hall Third Floor Conference Room #337.

Motion was made by Mr. Britt Laughinghouse and Mr. Max Joyner, Jr. to hold the Redevelopment Commission meetings in the City Hall Third Floor Conference Room #337. Motion carried unanimously.

**CONSIDERATION OF AMENDMENT TO BYLAWS REDEVELOPMENT
COMMISSION OF GREENVILLE**

Mr. Rees: An amendment will be made to the Bylaws of the Redevelopment Commission reflecting the meeting location change to the third floor Conference Room #337 of City Hall.

Motion was made by Mr. Max Joyner, Jr. and seconded by Mr. Robert Thompson to make the amendment to the Commission's Bylaws of the meeting location change to the third floor Conference Room #337 of City Hall. Motion carried unanimously.

REPORT FROM SECRETARY

Expenditure Report

Mr. Flood distributed the Expenditure Reports for West Greenville and the Center City.

Wayfinding Consultant Selection

Four finalists have been chosen to interview on Thursday, April 19, 2007 in the Third Floor Conference Room #337 of City Hall with Merrill Flood, Missy Hill, Max Joyner, Jr., Britt Laughinghouse, Carl Rees and Tom Tysinger. Corbin Design of Traverse City, Michigan, Hillier Architecture of Philadelphia, Pennsylvania, Sky Design of Atlanta, Georgia and Thought Form Design from Pittsburgh, Pennsylvania. At the May meeting, the top firm's name will be submitted to the Commission for approval.

COMMENTS FROM COMMISSION MEMBERS

Mr. Thompson: If a particular agenda item needs the action of the Commission, I would like to have the information to review before the meeting, so the implications may be studied.

ADJOURNMENT

Motion was made by Mr. Britt Laughinghouse and seconded by Mr. Max Joyner, Jr. to adjourn the April 3, 2007 meeting. Motion carried unanimously.

Respectfully submitted,

Carl Rees, Urban Development Planner
The City of Greenville Community Development Department

